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SENATE BILL 2643 By
Haynes

HOUSE BILL 2818
By Boner

AN ACT to amend Tennessee Code Annotated, Title 13,
Chapter 7, relative to the preservation and protection of
historic buildings and properties.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 13, Chapter 7, Part 4, is amended by
adding the following as a new, appropriately designated section:

Section 13-7-4__.

(a) If and when construction is being planned or has actually commenced
on a historic property or building or adjacent to a historic property or building, the
following criteria shall be met by the person or entity responsible for such
construction:

(1) Buffer zones shall be constructed around the boundaries of
such historic property or building at a distance of not less than twenty (20)
feet nor greater than fifty (50) feet from such boundaries outward, to
ensure the setting of such property is not compromised;

(2) Such buffer zones shall be designed by a licensed professional
landscape architect;

(3) Plantings within the buffer zone shall consist of plantings
naturally occurring in the immediate vicinity of the historic property or
building; and

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(4) A distance of not less than three hundred (300) feet shall be the minimum distance from which a developing subdivision, a public or private infrastructure improvement, or a public or private utility may be constructed relative to the boundaries of a historic property or building.

(b) The provisions of this section shall be applicable to construction on historic buildings or properties or construction adjacent to historic buildings or properties that are listed on or have been nominated to the National Register of Historic Places maintained by the U. S. Department of Interior or the Tennessee Register of Historic Places, or that are located in a district so listed or nominated, or that are located in an area with historic zoning established pursuant to state law or local ordinance.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.